



**RETAIL SPACES AVAILABLE FOR LEASE**

## LINCOLN PLACE

532 NORTH LINCOLN AVENUE  
LOVELAND, COLORADO 80537



**CUSHMAN &  
WAKEFIELD**

**LEASE RATE: \$20.00/SF NNN | NNN: \$12.50/SF (ESTIMATED)**

This mixed-use building offers ground floor retail below 200 new apartments along one of Loveland's highest traveled streets in the heart of downtown. The property offers residential, retail and restaurant uses all combined with the amenities of two outdoor public plazas and structured parking. Two commercial suites are currently available for lease, with sizes. Co-tenants include: Sola Salon, Doug's Day Dinner, Laureate Publick House, Sushirito, Lincoln Place Dentistry and Urban Hot Pot. Excellent visibility and newer construction make this one of Loveland's most premier addresses.



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## RETAIL SPACE AVAILABLE

<b>Available Size</b>	Suite 501 1,731 SF Suite TBD 1,090 SF	<b>Lease Rate</b>	\$20.00/SF NNN
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### RETAIL USE

- Approximately 20,654 total square feet of retail
- Intended Uses: Specialty retail and restaurant
- 13,161 VPD on Lincoln Avenue
- Walk Score of 86



### RESIDENTIAL ON-SITE

- 200 Class A residential units
  - 1 bedroom/studio 146 units
  - 2 bedroom 40 units
  - 3 bedroom 14 units
- Private pool deck, clubhouse and fitness
- Mountain view lobby on 4th floor



### PUBLIC PLAZA, BREEZEWAYS AND OTHERS

- Retail courtyard and public plaza
- Large breezeway into retail courtyard
- Sidewalks 15'-25' fronting Lincoln Avenue
- Bus stop re-activated on Lincoln Avenue



### PARKING

- 290 On-site parking spaces, 2-story structure
- Approximately 50+ on-street parking spaces
- 2 Large city parking lots adjacent to property
- 50 Dedicated spaces for retail only



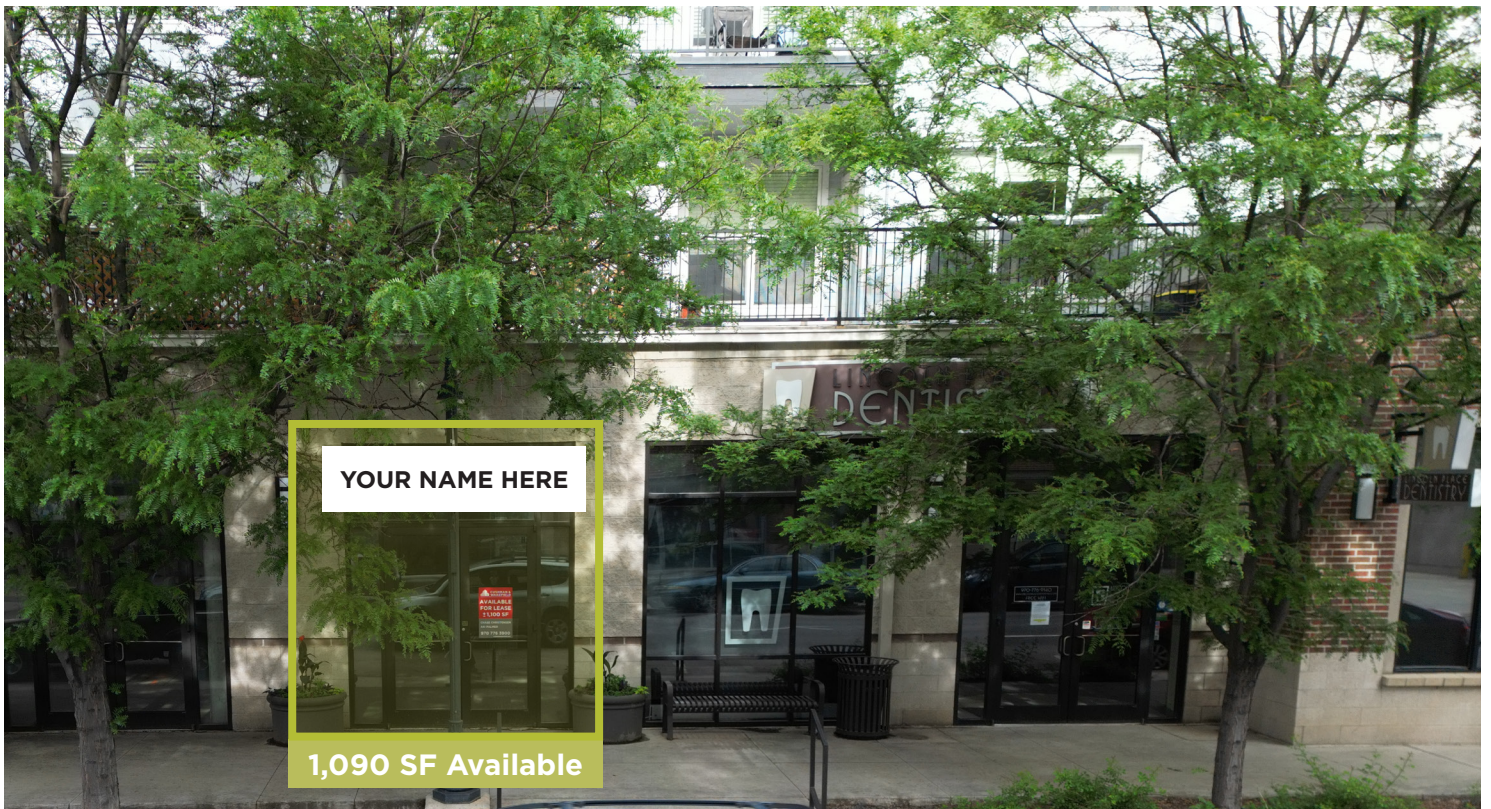
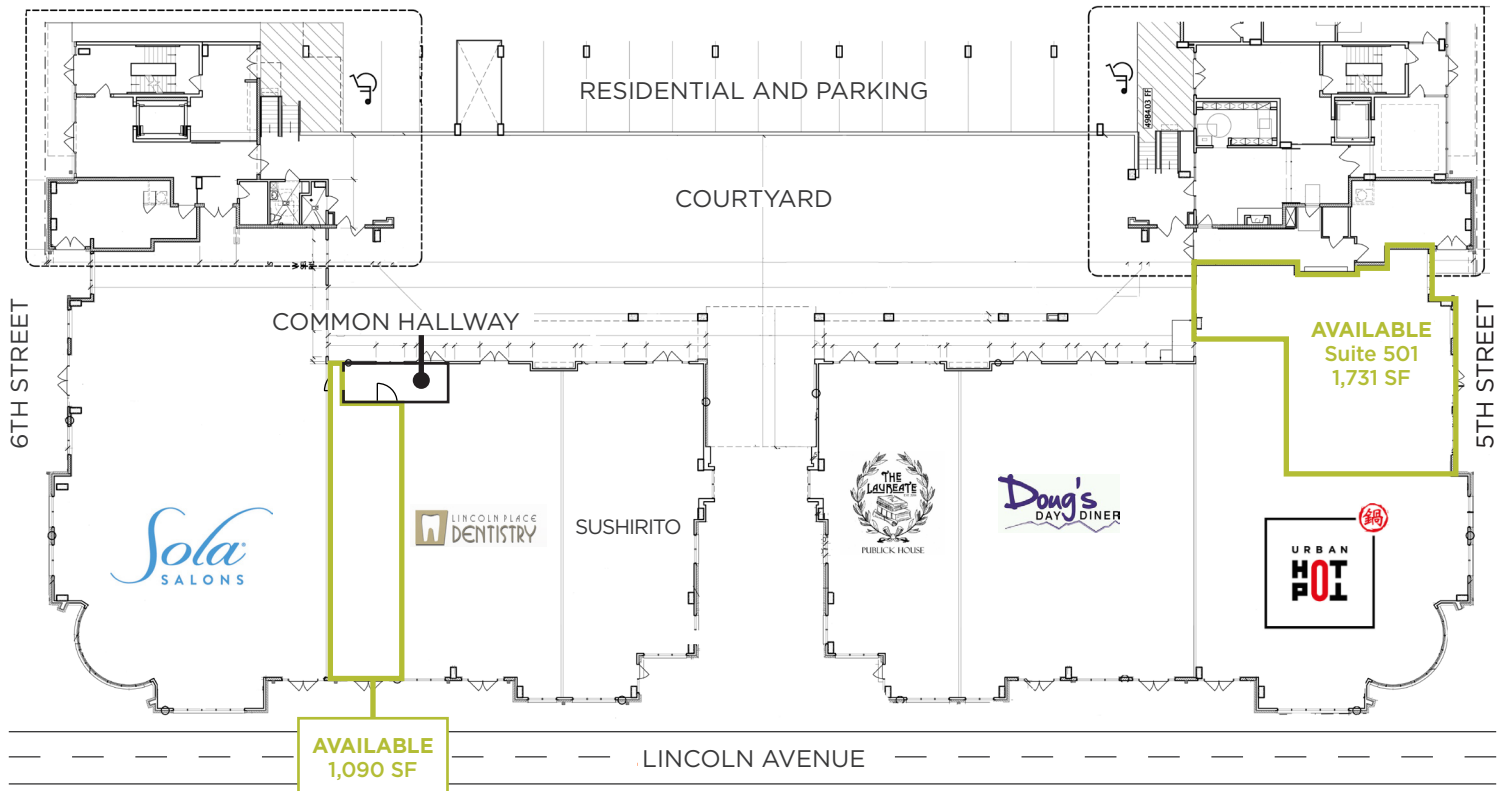


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## FLOOR PLAN

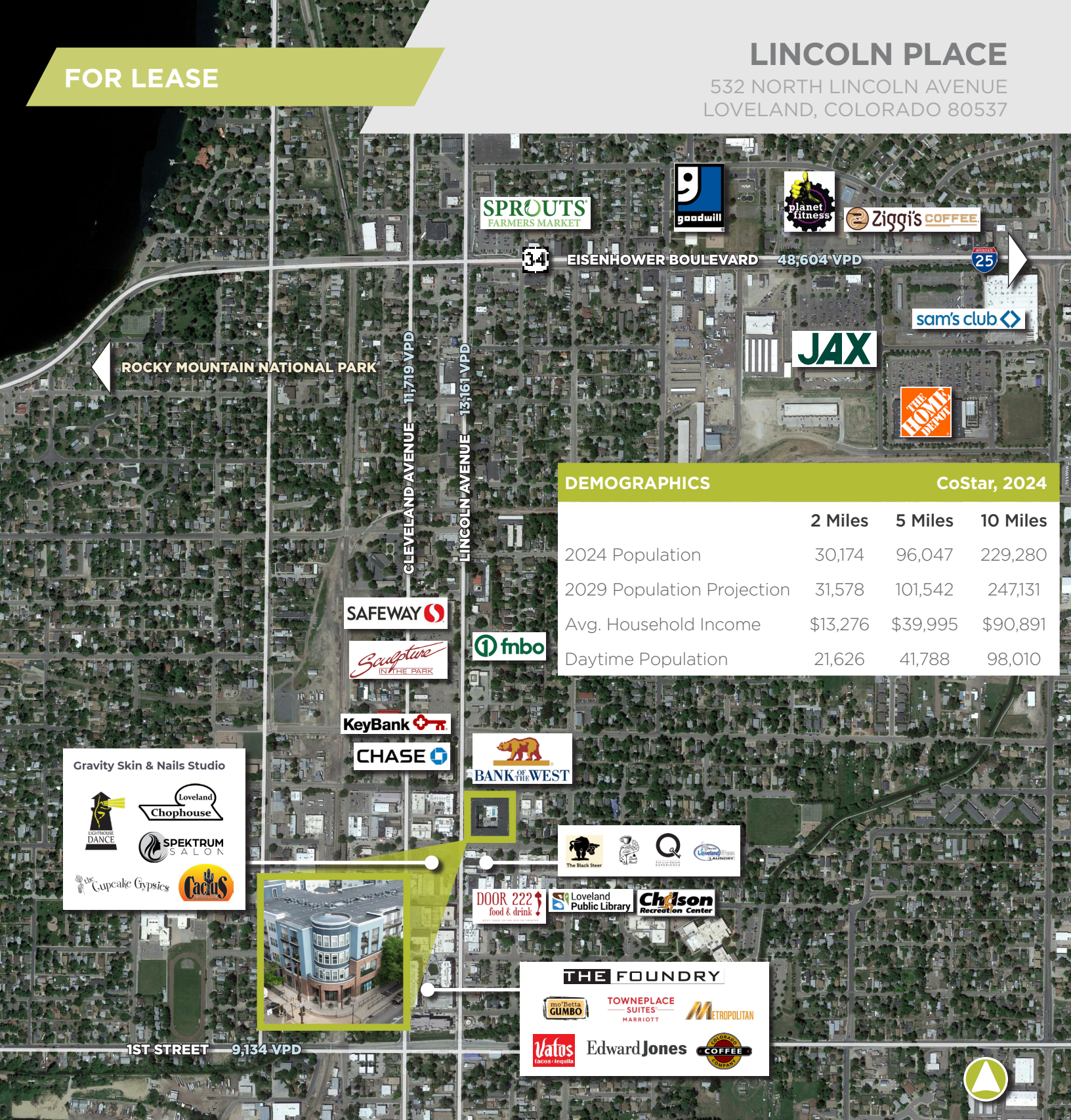




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	DEMOGRAPHICS		
	CoStar, 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	30,174	96,047	229,280
2029 Population Projection	31,578	101,542	247,131
Avg. Household Income	\$13,276	\$39,995	\$90,891
Daytime Population	21,626	41,788	98,010

**Gravity Skin & Nails Studio**

**Loveland Chophouse**

**SPEKTRUM SALON**

**the Cupcake Gypsies**

**Cactus**



**THE FOUNDRY**

**mo'Betta GUMBO**

**TOWNEPLACE SUITES HARRIOTT**

**METROPOLITAN**

**Vafos**

**Edward Jones**

**COFFEE COMPANY**

## Contact

**AKI PALMER**  
Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**COLE VANMEVEREN**  
Director  
+1 970 219 3902  
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
+1 970 776 3900  
[cushmanwakefield.com](http://cushmanwakefield.com)

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